



GAIL FARBER, Director

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331

<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

September 09, 2014

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

32 September 9, 2014

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**SALE OF LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
SURPLUS PROPERTY IN THE UNINCORPORATED
COMMUNITY OF TOPANGA
TOPANGA CANYON PARCEL36EXF
(SUPERVISORIAL DISTRICT 3)
(3 VOTES)**

SUBJECT

This action is to approve the sale of the Los Angeles County Flood Control District's surplus property along a portion of Topanga Canyon in the unincorporated community of Topanga.

IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:

1. Find the proposed sale categorically exempt from the provisions of the California Environmental Quality Act.
2. Find that a portion of the fee interest in Topanga Canyon Parcel 36EXF, located in the unincorporated community of Topanga, is no longer required for the purposes of the Los Angeles County Flood Control District.
3. Approve the sale of a portion of Topanga Canyon Parcel 36EXF to an adjacent property owner for \$1,500.
4. Instruct the Chairman of the Board of Supervisors of the Los Angeles County Flood Control District to sign the Quitclaim Deed document and authorize delivery to the adjacent owner.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to obtain approval from the Board, acting as the governing body of the Los Angeles County Flood Control District (LACFCD), to allow the LACFCD to sell a portion of its surplus property along Topanga Canyon Parcel 36EXF to an adjacent property owner for \$1,500.

The LACFCD acquired fee title to Topanga Canyon Parcel 36EXF in 1950 to maintain the unimproved channel for flood control purposes, and the subject parcel lies outside of the required right of way. The adjacent property owner who requested to purchase the surplus property is considered to be the logical purchaser.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness/Fiscal Sustainability (Goal 1). The revenue received from this transaction will help promote fiscal sustainability for the operation and maintenance of flood control facilities.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

The sale of a portion of Topanga Canyon Parcel 36EXF in the amount of \$1,500 represents the fair market value. This amount will be deposited into the Flood Control District Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Topanga Canyon Parcel 36EXF is located adjacent to Topanga Canyon Boulevard between Aircraft Trail and Trophy Trail in the unincorporated community of Topanga.

Pursuant to Government Code Section 65402, notification of the proposed sale was submitted to the County of Los Angeles Department of Regional Planning for its report as to whether the proposed sale conforms with the adopted general plans of the agency.

On May 5, 2014, it was deemed by the Department of Regional Planning that the proposed sale does not conflict with the Malibu Local Coastal Plan or the zoning of the property.

The proposed sale is authorized by Section 2, paragraph 13, of the Los Angeles County Flood Control Act. This Section provides as follows: "The Los Angeles County Flood Control District is hereby declared to be a body corporate and politic, and has the following powers ...13. To lease, sell or dispose of any property (or any interest therein) whenever in the judgment of the board of supervisors of the property, or any interest therein or any part thereof, is no longer required for the purposes of the district ..."

The proposed sale is not considered adverse to the LACFCD and will not hinder the use of Topanga Canyon for possible transportation, utility, or recreational corridors.

The enclosed Quitclaim Deed document has been approved by County Counsel as to form and will be recorded.

ENVIRONMENTAL DOCUMENTATION

This proposed sale is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15312 of the CEQA Guidelines and Class 12 of the County Environmental Reporting Procedures and Guidelines adopted by the Board on November 17, 1987. This exemption provides for the sale of surplus government property. The surplus property under the sale does not have significant values for wildlife habitat or other environmental purposes and are incapable of independent development.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

This action will eliminate the need to maintain the property and reduce the LACFCD's expenses and potential liabilities.

CONCLUSION

Please return one adopted copy of this letter and the executed original Quitclaim Deed document to the Department of Public Works, Survey/Mapping & Property Management Division. Retain the duplicate for your files.

Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER

Director

GF:SGS:tw

Enclosures

c: Auditor-Controller (Accounting Division - Asset
Management)
Chief Executive Office (Rita Robinson)
County Counsel
Executive Office

DUPLICATE

MAIL THIS DOCUMENT AND TAX
STATEMENT TO:

David and Laura Gow
c/o Shelly Coulson
21223 Pacific Coast Highway
Malibu, CA 90265-9511

Space Above This Line Reserved for Recorder's Use

THIS DOCUMENT IS EXEMPT FROM SPECIAL REAL ESTATE FRAUD PROSECUTION
PROGRAM FEE PURSUANT TO SECTION 27387.1 OF THE GOVERNMENT CODE.

Documentary Transfer Tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale

Assessor's Identification Number:
4444-023-901 (Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

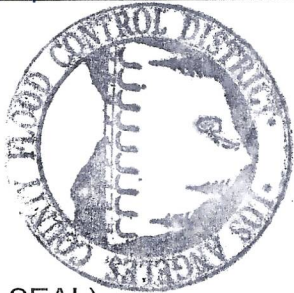
By _____

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to DAVID GOW and LAURA CHRISTINE KALO GOW, husband and wife as community property with right of survivorship, all its right, title, and interest in and to the real property in the unincorporated territory of the County of Los Angeles, State of California, described in Exhibit A and shown on and delineated on Exhibit B, both of which are attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated September 9, 2014



LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By *Don Knabe*
Chairman, Board of Supervisors of the Los Angeles
County Flood Control District

(LACFCD-SEAL)

ATTEST:

SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

Sachi A. Hamai
Deputy

Topanga Canyon; David Gow Pcl P-36F
(File: TOPANGA CANYON 36EXF)
(See: GARAPITO CREEK 8-10)
Parcel 36EXF
I.M. 144-097
S.D. 3 M1421004
Project ID No. MPR0000615

DB:bw

P:CONF:DBQCDTOPOANGACYN36EXF FNL 72414

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.


The undersigned hereby certifies that on this 9th day of September, 2014, the facsimile signature of DON KNABE, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



(LACFCD-SEAL)

SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By 
Deputy

APPROVED AS TO FORM:

RICHARD D. WEISS
Acting County Counsel

By 
Deputy

APPROVED as to title and execution,

_____, 20____.

DEPARTMENT OF PUBLIC WORKS
Survey/Mapping & Property Management Division

Supervising Title Examiner

By _____

EXHIBIT A

TOPANGA CANYON 36EXF
A.I.N. 4444-023-901 (Portion)
T.G. 590 (B5)
I.M. 144-097
S.D. 3
M1421004

LEGAL DESCRIPTION (Quitclaim of a portion of fee)

That portion of Lot 238 (designated as TOPANGA CREEK) of Tract No. 6915, as shown on map recorded in Book 96, pages 83 to 88, inclusive, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, said lot also described in Tax Deed to Los Angeles County Flood Control District, recorded on June 13, 1950, as Document No. 2906, in Book 33374, page 352, of Official Records, in the office of said Registrar-Recorder/County Clerk, within the following described boundaries:

Commencing at the most easterly corner of Lot 136 of said tract; thence South 36°06'45" West, along the southeasterly line of said last-mentioned lot, a distance of 7.49 feet to the TRUE POINT OF BEGINNING; thence South 33°22'05" East 9.32 feet; thence South 55°48'58" West 25.90 feet to said southeasterly line; thence North 36°06'45" East, along said southeasterly line, a distance of 27.65 feet to the TRUE POINT OF BEGINNING.

Containing: 121± square feet



TOPANGA CANYON

REFERENCE: A.I.N. 4444-023-901

LEGEND

RECORD DISTANCES SHOWN IN ().
DISTANCES SHOWN IN FEET.

LACFCD DENOTES LOS ANGELES COUNTY
FLOOD CONTROL DISTRICT

1"=30'

TRACT NO 6915

135

136

M B 96 - 83 TO 88

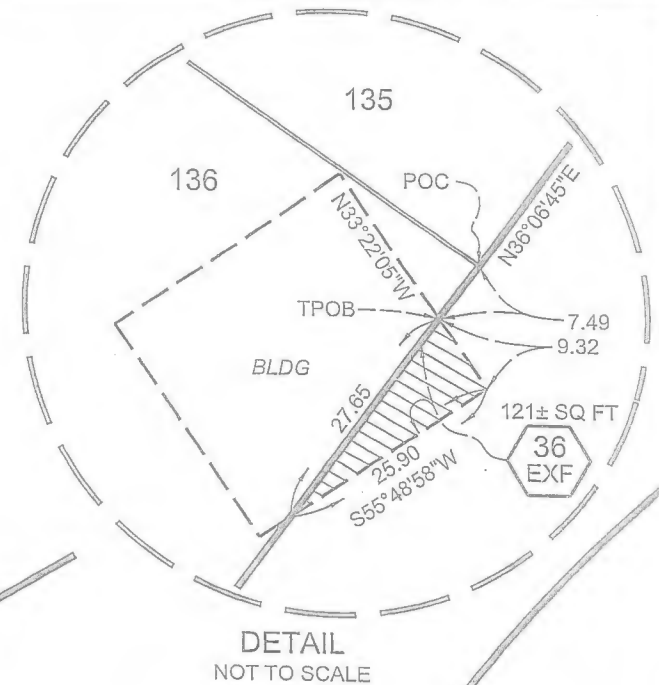
BROKEN



BY 
LICENSED LAND SURVEYOR

6.19.14
DATE

EXHIBIT B



TOPANGA CANYON
P-36F
OR 33374-352
LACFCD (FEE)

TOPANGA CANYON BL